033.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,500 / 640,500
					USE VALUE:	640,500 / 640,500
					ASSESSED:	640,500 / 640,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MICHAEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARX ISAAC & JENNIFER
Owner 2:	
Owner 3:	
Street 1:	7 MICHAEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOEFGEN LYNN W -
Owner 2:	HARVEY RUTH L -
Street 1:	7 MICHAEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1413 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	256,500		384,000	640,500
Total Card	0.138	256,500		384,000	640,500
Total Parcel	0.138	256,500		384,000	640,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.45 | /Parcel: 453.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	22521
GIS Ref	
GIS Ref	
Insp Date	12/13/18

!2691!

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,600	0	6,000.	384,000	640,600	640,600	Year End Roll	12/18/2019
2019	101	FV	223,400	0	6,000.	348,000	571,400	571,400	Year End Roll	1/3/2019
2018	101	FV	223,400	0	6,000.	330,000	553,400	553,400	Year End Roll	12/20/2017
2017	101	FV	223,400	0	6,000.	288,000	511,400	511,400	Year End Roll	1/3/2017
2016	101	FV	223,400	0	6,000.	246,000	469,400	469,400	Year End	1/4/2016
2015	101	FV	210,100	0	6,000.	228,000	438,100	438,100	Year End Roll	12/11/2014
2014	101	FV	182,400	0	6,000.	189,000	371,400	371,400	Year End Roll	12/16/2013
2013	101	FV	182,400	0	6,000.	180,000	362,400	362,400		12/13/2012

PRINT

Date	Time
12/10/20	18:03:14

LAST REV

Date	Time
07/12/19	09:16:24
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2691

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOEFGEN LYNN W,	63030-550		12/9/2013		495,000	No	No		
CANADAS JEANETT	53651-562		10/8/2009	Change>Sale	310,000	No	No		
	11415-325		10/23/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2017	77	Window/S	610	C				
11/18/2009	1181	Renovate	58,000	C		G	GROWTH	NEW BMT SLAB/INT F
10/22/2009	1033	Manual	26,000					REPAIR FOUNDATION/
7/21/2004	642	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
5/15/2009	Info At Door	189	PATRIOT
2/17/2000	Meas/Inspect	264	PATRIOT
8/9/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22521
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	64.	1.00	3									384,000						384,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 384,000 | Spl Credit | Total: 384,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	138.915
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287583
Depreciation:	31059
Depreciated Total:	256524

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

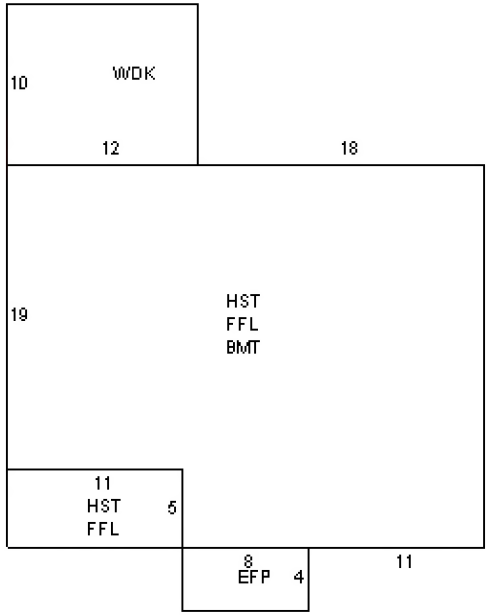
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	138.92
Special Features:	0	Val/Su Net:	135.21
Final Total:	256500	Val/Su SzAd	237.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	720	138.920	100,019
BMT	Basement	665	66.680	44,342
HST	Half Story	360	138.920	50,010
WDK	Deck	120	14.050	1,686
EFP	Enclos Porch	32	71.150	2,277

Net Sketched Area:	1,897			Total:	198,334
Size Ad	1080	Gross Are	2257	FinArea	1413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	